



Landscape Architecture
New Urbanism Design
Land Use Planning/Permitting
Community Design
Prime Consultant – Project Management

January 25, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

RECEIVED
JAN 28 2021

Attn: Ms. Debbie Botchie
Town Manager

BY: D.

**Re: Millville by the Sea
Concept Submittal
Proposed Revisions
Development Performance Standards and Master Plan**

Dear Ms. Botchie:

Please accept this letter and accompanying documentation as a formal request to modify the previously approved Master Plan and Development Performance Standards for Millville by the Sea dated July 2014. These proposed revisions apply to the properties recently purchased by ASF MBTS, LLC, as listed below.

T.P. 134-16.00-20.01 Parcel "E"
T.P. 134-16.00-20.00 Parcel "C"
T.P. 134-16.00-20.00 Parcel "D"
T.P. 134-16.00-19.02
T.P. 134-16.00-19.01
T.P. 134-16.00-19.00
T.P. 134-16.00-17.01
T.P. 134-16.00-3.02
T.P. 134-15.00-123.00
T.P. 134-15.00-122.00
T.P. 134-15.00-121.00
T.P. 134-15.00-120.01
T.P. 134-15.00-120.00
T.P. 134-15.00-119.00
T.P. 134-15.00-91.02
T.P. 134-15.00-91.01
T.P. 134-15.00-19.00
T.P. 134-15.00-18.00
T.P. 134-15.00-16.00
T.P. 134-12.00-3294
T.P. 134-12.00-380.00
TP 134-15.00-116.01

The intent of this submittal is to keep much of the previous approvals in place, and identify specifically where revisions are requested.

In regard to Master Plan revisions, we offer the following comments:

1. MP-01 has been updated to reflect Village 8, Peninsula Village, and the Ocean Atlantic project, labeled as "Mixed Use Town Center District B. In addition, the notes have been modified for a comparison of the 2019 Master Plan to the proposed 2021 Master Plan.
2. MP-02 has been updated with the final Peninsula Village layout, Village 8 and reference to the Ocean Atlantic project.
3. MP-03 has been updated to reflect changes on the land holdings, specifically referencing holdings by ASF MBTS, LLC and Christopher Companies.
4. MP-04 was updated to reference the Ocean Atlantic project and with the final Peninsula Village and Village 8 layout.
5. MP-05 was updated to reflect the new proposed entrance locations, specifically, the following was updated.
 - a. There will only be two (2) main entrances off of Route 17, one at Endless Summer Boulevard, just west of the amenity site, and one between Villages 5 & 6, just north of the Town Center area.
 - b. The entrances have been updated for the Beebe Medical Center and the Ocean Atlantic project.
 - c. We propose three (3) entrances off Powell Farm Road instead of the four (4) that are currently shown.
 - d. Based on the current layout for both the Beebe project and The Ocean Atlantic apartment and assisted living project, we do not see an appropriate location for interconnectivity to the proposed northern parcel off of Powell Farm Rd, just north of Burton Farm Rd. Furthermore, based on the land uses and locations, we are not sure if there is a real benefit for interconnectivity. As such, we are currently not showing interconnection at this location. We welcome the opportunity to discuss this with the Town in more detail.
 - e. We have eliminated one (1) set of entrances off of Substation Road, at Villages 2 & 3.
 - f. Connections to existing Bishop's Landing and the future Hickman property development are now shown. We understand that the Town feels strongly about interconnectivity and that these connections will be a requirement for plan approval moving forward.
6. MP-06 was updated per the MP-05 revisions for consistency.

In regard to the Development Performance Standards, we offer the following comments:

- A. The document remains largely unchanged. Requested revisions are shown in red text. We have "struck through" items that we propose to delete.
- B. Modifications shown on pages 1 through 6 are general housekeeping items.
- C. On page 7, regarding Concept Plan informal design reviews, we believe the Town Manager, the Town Engineer, and the Code and Building official should be present, and a Planning Commission member can be present as necessary or appropriate.

Debbie Botchie, Town Manager
Town of Millville
Millville by the Sea Development Performance Standards & MP
Page: 3
January 25, 2021

- D. For both Single Family Detached and Attached product, we are asking for a modification for ROW at intersections on local, or "neighborhood" streets to provide opportunity for a more traditional neighborhood design "feel".
- E. For Single Family Attached product, we are requesting a reduction in the side yard setback to 10 feet and a reduction in separation between buildings to 20 feet. This is consistent with other MPC and RPC projects within the Town limits.
- F. For both Single Family Detached and Attached product, we are requesting a modification to the parking standard to three (3) spaces per unit, inclusive of garages. We believe the outcomes will be generally the same, but the modification will provide a bit more design flexibility, be easier to "track", and result in a reduction of impervious area and increased green space.
- G. For Multifamily product, we propose a minimum building separation of 20'. This is consistent with other MPC and RPC projects within the Town limits.
- H. For townhomes, we propose a modification to the parking standard of 3 spaces per unit, inclusive of garages. Parking for apartments will remain per the current Development Performance Standards.

Per previous conversations, our goal is to present the proposed revisions to the Master Plan and Development Performance Standards at the Concept level to the Planning Commission on February 11, 2021.

Per Section V.B of the Development Performance Standards, three (3) informal design reviews are allowed. We welcome the opportunity to meet with you and your team the week of February 1, 2021.

Your thoughts and input are greatly appreciated.

Thank you and as always, if you should have questions regarding any aspect of this matter, please do not hesitate to contact our office.

Sincerely,

Land Tech Land Planning, LLC

Jeffrey A. Clark, RLA

jeffc@landtechllc.com

file: mbtsdevperfstds.trans
enclosures: noted
cc: client via email

Handwritten signature in blue ink, possibly reading "M. P." or similar initials.